

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 3rd December, 2025 in the Committee Suite 1, 2 and 3,  
Delamere House, Delamere Street, Crewe, CW1 2JZ

## **PRESENT**

Councillor J Bratherton (Chair)  
Councillor A Gage (Vice-Chair)

Councillors L Buchanan, A Burton, T Dean, J Clowes, A Kolker, R Morris and  
B Wye

## **OFFICERS IN ATTENDANCE**

Daniel Evans, Principal Planning Officer  
Rob Cooper, Principal Planning Officer  
Andrew Galigher, Highways Officer  
Andrew Poynton, Legal Officer  
Sam Jones, Democratic Services Officer

## **33 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors David Edwardes, Rod Fletcher, Mike Muldoon and John Wray. Councillors Janet Clowes and Tony Dean were present as substitutes.

## **34 DECLARATIONS OF INTEREST/PRE DETERMINATION**

There were no declarations of interest from Members.

## **35 MINUTES OF PREVIOUS MEETING**

### **RESOLVED:**

That the minutes of the meeting held on 22 October 2025 be confirmed as a correct record.

## **36 PUBLIC SPEAKING**

The public speaking time procedure was noted.

**37 25/1757/FUL - LAND TO THE REAR OF AND INCLUDING, 481 CREWE ROAD, WINTERLEY: ERECTION OF 54 AFFORDABLE DWELLINGS ON LAND OFF CREWE ROAD, WINTERLEY, WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND INFRASTRUCTURE. NO. 481 CREWE ROAD TO BE DEMOLISHED TO PROVIDE SITE ACCESS**

Consideration was given to the planning application.

The following attended the meeting and spoke in relation to the application:

- Councillor Alison Heler (Ward Councillor) – Councillors Heler provided a written statement which was read to the committee by the Chair
- Matthias Bunte (objector)
- Andrew Jalali (agent)

**RESOLVED (by majority):**

That for the reasons set out in the report the application be **APPROVED**, subject to the completion of a S106 Agreement with the following Heads of Terms from the report:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>NHS</b>	£48,816 towards improved health infrastructure facilities within the Ashfields Primary Care Centre	To be paid prior to the occupation of the 27 <sup>th</sup> dwelling
<b>Amenity Green Space and Play Provision</b>	On site provision of Open Space and a LEAP.  Scheme of Management to be submitted and approved	Shall be provided prior to occupation of the 27 <sup>th</sup> dwelling  Shall be provided before first occupation.
<b>Outdoor and Indoor Sport</b>	Outdoor sport contribution is £1,614.79 per family dwelling or £807.37 per bed space in apartments (to a maximum of £1,614.79).  Indoor sport contribution is £9,652.08	To be paid prior to the occupation of the 18 <sup>th</sup> dwelling
<b>Education</b>	£426,859.00 towards Primary, Secondary & SEN education	To be paid prior to the occupation of the 27 <sup>th</sup> dwelling
<b>Housing</b>	100% on site provision 30 social or affordable rented and 24 intermediate tenure	In accordance with a phasing plan

And the following conditions from the report and update report:

- 1) 3 year time limit
- 2) Approved plans
- 3) Materials
- 4) Biodiversity Net Gain plan
- 5) 30-year habitat creation and habitat management and monitoring plan
- 6) Breeding Birds
- 7) Bat Sensitive Lighting
- 8) Great Crested Newt District Level Licencing
- 9) Development to proceed in accordance with the submitted bat mitigation and compensation
- 10) Updated badger survey
- 11) Ecological enhancements
- 12) Submission of updated Arb Impact Assessment and Method Statement
- 13) Levels of site and trees
- 14) Compliance with the Drainage Strategy
- 15) Sustainable Surface Water Drainage Scheme & Foul Water Drainage Scheme
- 16) Landscaping scheme
- 17) Landscaping implementation
- 18) Landscaping management
- 19) Boundary treatment
- 20) Details of street materiality
- 21) Details of design, infrastructure and layout of the LEAP
- 22) Management and maintenance plan of the LEAP
- 23) Proposed finished levels including spot levels of the LEAP
- 24) Contaminated land – risk assessment
- 25) Contaminated land – verification report
- 26) Contaminated land – no exportation of soils
- 27) Contaminated land – unexpected contamination
- 28) At least 30% of dwellings in housing developments should comply with requirement M4 (2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings
- 29) At least 6% of dwellings in housing developments should comply with requirement M4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.
- 30) Implementation of the proposed pedestrian infrastructure improvements
- 31) Provision of the Toucan Crossing
- 32) Cycle storage for apartments/maisonettes
- 33) Construction management plan
- 34) Compliance with the submitted noise assessment
- 35) 10% energy from renewable or low carbon energy generation
- 36) Obscure glazing to bathroom window of plot 1

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to

the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>NHS</b>	£48,816 towards improved health infrastructure facilities within the Ashfields Primary Care Centre	To be paid prior to the occupation of the 27th dwelling
<b>Amenity Green Space and Play Provision</b>	On site provision of Open Space and a LEAP.  Scheme of Management to be submitted and approved	Shall be provided prior to occupation of the 27 <sup>th</sup> dwelling  Shall be provided before first occupation.
<b>Outdoor and Indoor Sport</b>	Outdoor sport contribution is £1,614.79 per family dwelling or £807.37 per bed space in apartments (to a maximum of £1,614.79).  Indoor sport contribution is £9,652,08	To be paid prior to the occupation of the 18th dwelling
<b>Education</b>	£426,859.00 towards Primary, Secondary & SEN education	To be paid prior to the occupation of the 27th dwelling
<b>Housing</b>	100% on site provision 30 social or affordable rented and 24 intermediate tenure	In accordance with a phasing plan

**38 25/3464/FUL - BESPAC HC LIMITED LONDON ROAD, HOLMES CHAPEL, CHESHIRE EAST, CW4 8BE: FULL PLANNING APPLICATION FOR THE EXTENSION OF AN EXISTING PHARMACEUTICAL MANUFACTURING FACILITY WITH ASSOCIATED SERVICING, LANDSCAPING AND ASSOCIATED WORKS**

Consideration was given to the planning application.

The following attended the meeting and spoke in relation to the application:

- Chris Hirst (applicant)

**RESOLVED (Unanimously):**

that for the reasons set out in the report the application be **APPROVED**, subject to following conditions:

1. Commencement of development
2. Approved plans and documents
3. Details of materials including Jodrell Bank mitigation to be submitted and approved
4. Cycle storage details to be submitted and approved
5. Biodiversity Gain Plan to be submitted and approved
6. Habitat creation method statement and a 30-year habitat management and monitoring plan to be submitted and approved
7. Lighting scheme to reduce impact of habitat and ecology
8. Strategy for biodiversity enhancements
9. Submission and approval of landscaping scheme
10. Implementation of landscaping scheme
11. Contaminated land – unexpected contamination
12. Compliance with the submitted drainage details
13. Compliance with approved Arboricultural Impact Assessment and Method Statement
14. Updated badger survey if not implemented within 6 months
15. Shall be carried out in accordance with acoustic report and mitigation measures
16. Breeding bird season
17. Offsite highways work
18. Compliance with submitted Construction Environmental Management Plan

And the additional condition:

19. Hedgerow to Southeast Boundary – retention in accordance with submitted tree protection plan

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

- 39 **24/2080C - COTTON FARM MIDDLEWICH ROAD, HOLMES CHAPEL, CREWE, CHESHIRE EAST, CW4 7ET: DEVELOPMENT OF 3 NO. BUILDINGS, TOTALLING 4,422M.SQ (USE CLASS B8 - STORAGE AND DISTRIBUTION), ASSOCIATED INFRASTRUCTURE AND LANDSCAPING.**

Consideration as given to the planning application.

The following attended the meeting and spoke in relation to the application:

- Councillor Mike Blomeley (Holmes Chapel Parish Council)
- Mark Rutherford (objector)
- Rachel Thornley (agent)

**RESOLVED (by majority):**

That for the reasons set out in the report the application be **APPROVED**, subject to the imposition of the following conditions:

1. Standard Time – 3 years
2. Approved Plans
3. Implementation of the approved landscaping plan
4. Materials to be submitted
5. Cycle parking implementation
6. Renewable/low carbon energy provision
7. Drainage details to be submitted and approved
8. Other protected species mitigation measures
9. Lighting to be submitted and approved
10. Nesting birds – timing of works
11. Biodiversity Net Gain – submission and approval
12. Compliance with the Arboricultural Report and Tree Protection Measures
13. Prior to occupation a footway connection to the site and drop kerbs on the A54 shall be constructed.
14. Contaminated land – Submission of a Phase I/Phase II Report
15. Contaminated land – Verification
16. Contaminated land – Importation of Soil
17. Contaminated land – Unexpected contamination

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**40 25/3510/PIP - LAND OFF SADDLERS WELLS, BUNBURY: PERMISSION IN PRINCIPLE FOR THE ERECTION OF UP TO 2 NO. DWELLINGS (C3) AND ASSOCIATED INFRASTRUCTURE WORKS**

Consideration as given to the planning application.

The following attended the meeting and spoke in relation to the application:

- Councillor Richard Slater (Bunbury Parish Council)
- Steve Grimster (agent)

**RESOLVED (Unanimously):**

That the application be **APPROVED**.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**41 25/3507/PIP - LAND WEST OF A49 WHITCHURCH ROAD, BUNBURY: PERMISSION IN PRINCIPLE FOR ERECTION OF UP TO 3 NO. DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS**

Consideration as given to the planning application.

The following attended the meeting and spoke in relation to the application:

- Councillor Richard Slater (Bunbury Parish Council)
- Steve Grimster (agent)

**RESOLVED (by majority):**

That the application be **APPROVED**.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**42 25/3269/FUL - 523 WEST STREET, CREWE, CHESHIRE EAST: CONVERSION FROM TWO FLATS TO ONE C4 6 PERSON HMO**

Consideration as given to the planning application.

The following attended the meeting and spoke in relation to the application:

- Councillor James Pratt (Ward Councillor) – Councillor Pratt provided a written statement which was read to the committee by the Chair.

- Hayley Cooper (supporter)
- Paresh Pithiya (agent)

**RESOLVED (by majority):**

That for the reasons set out in the report the application be **APPROVED**, subject to the following conditions:

1. 3-year commencement
2. Development in accordance with approved plans
3. Maximum 6 persons (use class C4 only)
4. Provision of secure 6-space cycle shelter before occupation
5. Provision and retention of bin storage before occupation
6. Installation of ultra-low NOx boilers (max 40mgNOx/kWh)

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

The meeting commenced at 10.00 am and concluded at 1.50 pm

Councillor J Bratherton (Chair)